

FOR SUBLEASE

## 17439 129 Avenue NW, Edmonton, AB

50,430 SF Dock & Grade Loading Flexible Demising starting at 10,000 SF +/-

Cushman & Wakefield Edmonton Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1 cwedm.com

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### **PROPERTY HIGHLIGHTS**

• Excellent proximity to 170th Street, 137 Avenue and Anthony Henday Drive

> Located in Northport Business Park

YELLOWHEAD HIGHWAY



ANTHONY HENOR

Andy Horvath Partner 780 917 8338 andy.horvath@cwedm.com Nicole Pozer Team Coordinator 780 702 9472 nicole.pozer@cwedm.com

170

STRE

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**104 AVENUE** 

Burke Smith Partner 780 917 8344 burke.smith@cwedm.com

**137 AVENUE** 



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# PROPERTY DETAILS

MUNICIPAL ADDRESS 17439 129 Avenue NW, Edmonton, AB

> **ZONING** IM -Medium Industrial

### AVAILABILITY

Office - 9,480 SF Shop - 5,000 SF Warehouse - 35,950 SF Total - 50,430 SF Flexible Demising starting at 10,000 SF +/-

### LOADING

(8) Dock 8'x10' & (2) Grade 12'x14'

**POWER** To be Confirmed

CEILING HEIGHT 28' Clear

**PARKING** 60 Parking Stalls

SUBLEASE EXPIRY October 31, 2025

> LEASE RATE Market

OPERATING COST \$4.53 Per SF







